

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency	(2) MEETING DATE 9/23/2014	(3) CONTACT/PHONE Machelle Vieux 805-781-5200	
(4) SUBJECT Request to approve a First Amendment to the Lease Agreement with Central Coast Seniors, Inc., to allow their continued management of the Central Coast Seniors Center at 1580 Railroad Street in Oceano for up to ten additional years. District 4.			
(5) RECOMMENDED ACTION It is recommended that the Board approve the First Amendment to the Lease Agreement with Central Coast Seniors, Inc., to allow continued management of the Central Coast Seniors Center at 1580 Railroad Street in Oceano for up to ten additional years, by 4/5 vote.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? N/A
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A    Date: <u>08/11/1987, 09/08/1987, 11/24/1992</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Emily Jackson			
(18) SUPERVISOR DISTRICT(S) District 4			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency / Machelie Vieux  
781-5200

DATE: 9/23/2014

SUBJECT: Request to approve a First Amendment to the Lease Agreement with Central Coast Seniors, Inc., to allow their continued management of the Central Coast Seniors Center at 1580 Railroad Street in Oceano for up to ten additional years. District 4.

## **RECOMMENDATION**

It is recommended that the Board approve the First Amendment to the Lease Agreement with Central Coast Seniors, Inc., to allow continued management of the Central Coast Seniors Center at 1580 Railroad Street in Oceano for up to ten additional years, by 4/5 vote.

## **DISCUSSION**

Central Coast Seniors, Inc. is a 501(c)(3) nonprofit corporation created in 1990 to serve seniors in the Five-Cities area. Their goal is to develop seniors' mental and physical well-being and growing needs. The Central Coast Seniors staff manages the Central Coast Seniors Center, which serves as a location for many senior activities, including weekday lunches provided by the Senior Nutrition Program.

On August 11, 1987 the Board approved a Resolution of Intention to Lease County Real Property to allow a third party to construct and operate a senior citizens facility on County-owned land at 1580 Railroad Street in Oceano, for a minimum rent of \$1.00 per year. On September 8, 1987, the Board approved a Resolution Awarding Bid for Lease of County Real Property, with the Oceano Improvement Association as the highest bidder with a bid of \$1.00 per year.

On September 22, 1987, the Board approved a Lease for a Term of twenty-five (25) years effective February 1, 1990 with the Oceano Improvement Association to construct, manage and maintain the senior citizens center. On November 24, 1992, the Board approved a Lease Assignment from the Oceano Improvement Association to the Central Coast Seniors, Inc., for the management and operation of the Central Coast Senior Citizens Center. There have been no prior amendments to the Lease Agreement.

The current Lease is set to terminate on January 31, 2015, and it contains no additional options to extend. Central Coast Seniors, Inc. has requested an extension to the Lease Term for a period of five (5) years, with one (1) additional 5-year option to renew and extend the Lease.

The Central Coast Seniors, Inc. has been a good and responsible tenant during the term of the ground Lease, and has successfully managed the Central Coast Seniors Center for nearly 22 years, since 1992. An extension of the lease term will allow the continued operation of the building as a much needed senior center for the community. State Government Code Section 25536 allows the Board, with a four-fifths vote, to approve a lease or managerial contract for County property held for recreational purposes.

## **OTHER AGENCY INVOLVEMENT/IMPACT**

County Counsel has reviewed and approved the form and legal content of the First Amendment. The board of the Central

Coast Seniors, Inc. has approved the First Amendment to the Lease Agreement.

### **FINANCIAL CONSIDERATIONS**

There is no proposed change in the rental amount as Central Coast Seniors, Inc. pays \$1.00 per year as rent on the leased premises. Central Coast Seniors, Inc. pays for all utilities furnished to the premises, including the cost for water, electrical and gas service. The County has no responsibility to pay for any repair costs to the premises.

### **RESULTS**

Approval of the First Amendment to the Lease between the County of San Luis Obispo and the Central Coast Seniors, Inc. allows the organization to continue operation and management of the Central Coast Seniors Center for up to 10 additional years.

This action supports the County's desired Communitywide results of a livable community by allowing the Central Coast Seniors, Inc. to focus on its mission of being responsible stewards of their building on County-owned land, the primary purpose of which is as a public meeting place and community building to service the senior population in the Oceano area.

### **ATTACHMENTS**

1. Location Map
2. First Amendment to the Lease Agreement